#### **RETAIL ANALYSIS**

#### ZMAP 2009-0006 & SPEX 2009-0026

## **Temple Baptist Church**

Loudoun County Tax Parcels ##79-62-1 (MCPI #088-37-1171), 79-62-2 (MCPI#088-47-1916), Portion of 79-62-3 (MCPI #088-47-3765); ±20.93 acres

June 23, 2010

## I. Introduction

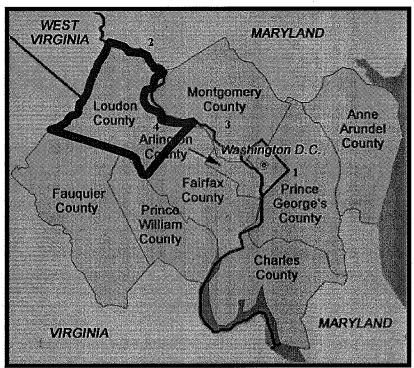
Temple Baptist Church, of Herndon, Virginia (hereinafter, the "Church" or "Applicant") is the owner of three separate parcels of record in Loudoun County, consisting of approximately 31.9 acres located at the northwest corner of Waxpool Road (Route 625) and Ashburn Village Boulevard (Route 2020), including a 0.3 acre strip located on the east side of Ashburn Village Boulevard, and more particularly described as Loudoun County Tax Parcels ##79-62-1, 79-62-2, and 79-62-3 (MCPI ##088-37-1171, 088-47-1916, and 088-47-3765, respectively). These three parcels are zoned Planned Development-Commercial Center-Community Center ("PD-CC-CC") under the Revised 1993 Loudoun County Zoning Ordinance (hereinafter, "Zoning Ordinance") in accordance with ZMAP 2006-0003 and SPEX 2007-0004 (Morley Corner) [see Exhibits 1 and 2]. The Subject Property is located in the Ashburn Community of the Suburban Policy Area and is governed under the policies of the Revised General Plan ("RGP") and the Countywide Transportation Plan ("CTP"). The RGP designates the Subject Property for Keynote Employment uses.

This document provides information per Staff's request concerning the Church's plans for the proposed PD-CC-NC pad site, including information about potential users, vision, and market characteristics.

#### II. Surrounding Area

Morley Corner is located in Loudoun County, 6.7 miles northwest of Washington Dulles Airport, one of the nation's fastest growing airports, and a thirty minute drive to downtown Washington, DC. After modest growth in the 1970s and early 1980s, the region's population grew rapidly in the late 1980s. During the 1990s, the region also experienced growth with the population reaching nearly 5.0 million residents in 2005. Regional population is anticipated to increase by 32 percent during the forecast period, reaching nearly 6.6 million in 2030. This will add nearly 1.6 million people to the region by 2030, which is slightly less than the amount of people added during the previous 30-year period. The region's population is expected to grow steadily through the forecast period, adding an average of approximately 9,000 persons a year. Population will be spurred by the long-term strength of the region's economy, high rates of in-

migration and international immigration, and declines in average household size less rapid than previously anticipated.



Above: Position of Loudoun County, Virginia in the greater Washington, D.C. metropolitan region.

Loudoun County is one of the twenty counties in Virginia, Maryland and West Virginia that comprise the Washington, D.C. Metropolitan Statistical Area (Washington MSA). Bordering the county are Fairfax and Prince William Counties to the southeast; Fauquier County to the southwest; Jefferson and Clark Counties in West Virginia to the northwest; and the Potomac River and Montgomery and Frederick Counties in Maryland to the northeast. Loudoun County is located approximately 25 miles west of Washington, D.C., and has a total land area of 517 square miles.

The estimated population of Loudoun County, as of January 2010, was 297,173. The 2000 Census revealed a population of 169,599, representing a 75.2 percent change. It is estimated that the population will increase to 367,773 in 2013, representing an increase of 23.8 percent from 2009. The population density is 572 people per square mile. There were an estimated 103,549 households in Loudoun County at January 1, 2009. The Census revealed household counts of 59,900 in 2000, representing an increase of 72.9 percent. It is estimated that the number of households in the County will be 128,008 in 2013, representing an increase of 23.6 percent from the current year. In January 2008, the median household income was \$93,034, compared to the US national median of \$53,216 The Census revealed median household incomes of \$80,852 in 2000, representing an increase of 15.07 percent. The 2008 average household

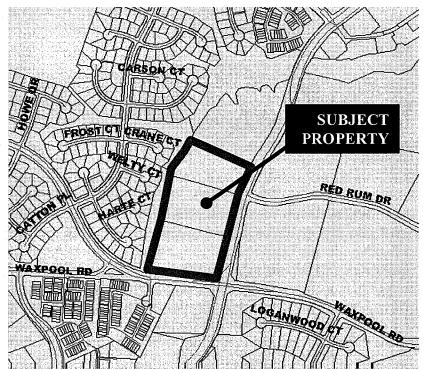
income was \$109,123, compared to the US national average of \$71,212 in 2008. The median owner-occupied housing value in Loudoun County is \$414,475 compared to the national median of \$183,655 [see Exhibit 3].

Loudoun County is the second fastest-growing area in the country, and it is home to major corporate headquarters, including that of Verizon and AOL. In 2007, the three major bond rating agencies reaffirmed Loudoun County's AAA bond rating, one of only a handful in the nation. In addition, with its fiber connectivity, Loudoun attracts the most innovative and technologically advanced companies. Its young, well-educated workforce provides these innovative companies a continuous pool of highly skilled workers. The majority of residents (75%) are 44 years of age and younger, most with college and/or advanced degrees. These demographic factors contribute to the County's wealth, and the average household income is nearly \$140,000, 82% higher than the average in Virginia and over double the national average.

Loudoun County's population that has doubled since 1990, an average household income of nearly \$140,000 and a low unemployment rate of 2.4%. The county is home to major corporate headquarters including that of AOL, Verizon, United Airlines and Dupont Fabros. Along with corporate uses, development of the Howard Hughes Medical Institute at Janelia Farm adds medical and scientific demand drivers to the area, with its 281-acre, \$500 million research community. Loudoun has consistently proven to be one of the best areas for fiber connectivity in the United States, and home to numerous technical facilities including Equinix, Google, Discover Communications, AT&T and Quest.

## III. Neighborhood Analysis

The Subject Property is located within zip code area 20147, which extends from west of Goose Creek to Broad Run, and is located in the northwest quadrant of Ashburn Village Boulevard (Route 2020) and Waxpool Road (Route 625), which provides direct access to the Dulles Greenway (Route 267), Route 28, and Route 7. Ashburn Village Boulevard is a four-lane divided major collector road. The CTP calls for this portion of Ashburn Village Parkway to contain a six-lane divided section with bicycle accommodations in a 120-foot right-of-way, with additional land dedication for turn lanes. Waxpool Road is a variable-width two- to four-lane facility in the vicinity of the Subject Property. The CTP calls for this portion of Waxpool Road to be a six-lane divided section with bicycle accommodations in a 90-foot right-of-way, with turn lanes required at all intersections. Site access will be accommodated through one entrance point on Ashburn Village Boulevard directly across from the planned future connection point of Red Rum Drive, which will connect to an entrance further north on Ashburn Village Boulevard. One right-in-right-out entrance/exit will be located at Waxpool Road.



Above: Properties involved in the Temple Baptist Church Morley Corner project.

The site is adjacent to the Verizon headquarters and within a few miles from the headquarters of AOL, Airbus, Dupont Fabros, the Department of Defense, Homeland Security and the Howard Hughes Medical Center. The Howard Hughes Medical Center is a non-profit medical research organization that ranks as one of the nation's largest philanthropies and has made investments of more than \$8.3 billion for the support and education of the nation's most promising scientists. Its campus at Janelia Farms includes about 760,000 square feet of lab space, conferencing facilities and residences for visiting scientists. The centerpiece of the Howard Hughes Medical Center is its 1,000 foot-long laboratory building called the "landscape building," which if stood on end would equal the size of an 85-story building.

A major stimulus for the rapid growth of eastern Loudoun County is the presence of the Washington Dulles International Airport. This major driving force for development in the area is mentioned by practically all relocating firms as a key component of their decision-making process. This complex is situated on 11,000 acres of land straddling the border of Fairfax and Loudoun Counties adjacent to Route 28.

The area is well served by a major transportation arterials designed to provide convenient access to major employment centers located along the Route 7 and 28 corridors in Loudoun County, the Reston/Herndon area of Fairfax County and Tyson's Corner in Fairfax County. The Dulles Greenway (Route 267), which transitions into the Washington Dulles Access and Toll

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Road in Fairfax County, provides ready access to employment centers in Arlington County and beyond in Washington, D.C. The Route 28 Corridor is transforming into a major regional employment center. A dramatic increase in raw and finished land sales, with a subsequent major increase in commercial space inventory via development of both build-to-suit and successful speculative projects, has placed Loudoun County's office and industrial markets on the map as primary long-term growth areas for the Washington, D.C. suburbs. With several large tracts of vacant land which have been planned and zoned for similar office development make the eastern Loudoun County perhaps the highest growth area of the Washington, D.C. suburbs for the foreseeable future.

In addition to the multifamily residential component of the Morley Corner rezoning located on the north side of the Subject Property, the property to the west of the Subject Property is currently developed with a mix of townhouse and single family detached units (Farmwell Hunt), while property to the south across Waxpool Road is the dedicated open space area that is part of the Regency single family detached residential community. A Masonic lodge is also located to the south of the Subject Property across Waxpool Road, while the "Ashburn Center" property to the east—across Ashburn Village Boulevard—is developing with office and commercial uses. Retail uses located in the vicinity of the Subject Property include the Ashburn Town Square shopping center and the Pipeline Plaza, commercial areas.

## IV. Property Zoning History

Morley Corner was rezoned from PD-OP (Planned Development-Office Park) on November 13, 2007 to R-16 (Multifamily Residential) and PD-CC (Planned Development-Community Center). Based on the Proffer Statement dated November 9, 2007, the owner is entitled to build up to 156,000 square feet of office space and up to 125,000 square feet of non-office uses permitted in the PD-CC district, so long as the aggregate square footage of commercial development at the property does not exceed a total of 260,000 square feet. The owner must develop a minimum of 104,000 square feet of office, and any office space constructed will be located over ground floor retail space within the same building footprint or as free-standing office buildings. Under R-16 zoning, the owner is also entitled to develop a maximum of 128 multi-family residential units, which includes a required affordable dwelling unit (ADU) component not to exceed 19.2 dwelling units per acre.

#### V. Proposed Pad Site

The Applicant is proposing to rezone approximately 1.75 acres of the Subject Property from the PD-CC-CC zoning district to the PD-CC-NC zoning district in order to develop an approximately 22,500 square foot retail/general business use pad site. Such a site would provide personal services and convenience goods for day-to-day needs. The church estimates that the potential trade area, the primary geographical trade area from which 70 to 80 percent of the

proposed sales will originate is approximately one mile, and will serve a population between 3,000 and 40,000. Those who drive to the proposed pad site will experience a driving time of five to 10 minutes. Notably, due to the unique zoning and uses contemplated for the Morley Corner project, including the proximity to residential uses and the unique, non-commercial nature of Temple Baptist Church's various ministries (including the density of demand from church attendees), the proposed pad site will provide a small-scale retail use convenient for the church school users, the adjacent residents, and the employment users across Ashburn Village Boulevard. While no tenant/user has yet been identified, such uses are envisioned to include a minimart, small restaurant, beauty parlor, dry cleaners, medical or dental office, financial institution, video rental store, small drugstore, or variety store. The Revised General Plan's Keynote land use mix provides for a maximum of 10 percent of land within a Keynote Employment area to be dedicated to Commercial Retail and Service uses, and the proposed PD-CC-NC zoning satisfies this criteria.

The requested PD-CC-NC zoning district is intended to permit the development of small scale commercial centers which serve the convenience needs of residential neighborhoods immediately adjacent to or within walking distance of the center. The Subject Property received approval under the Morley Corner application to permit up to 260,000 s.f. of retail and office uses; this application reduces the total retail component to 22,500 s.f., which reflects the reduced need for support retail services for the proposed land uses and which is more compatible as a transitional use with the Residential policy area adjacent to the Subject Property on the west. The reduced retail area also acknowledges the fact that several significant regional retail centers are located within close proximity of the Morley Corner site. While the Church's proposed pad site would conform with the purpose of the current PD-CC-CC zoning, the PD-CC-CC's minimum acreage requirements would not be in conformance with Section 4-202 of the Zoning Ordinance.

The planned mixture of residential and non-residential uses at the Morley Corner site demonstrates a need for the local distribution of goods and services at a neighborhood level, which recognizes the opportunity to fulfill Loudoun County's developmental goal in expanding the local economic base. While free-standing retail establishments have taken on reduced importance in the suburban market given trends focusing on the aggregation of retail uses and the benefits associated with collective marketing, the proposed retail pad site is well-positioned to respond to several sets of locational criteria. The advantages of the proposed pad site includes prominent building visibility, as well as the amount and convenience of consumer access, including pedestrian connections and parking. The proposed pad site is well positioned to take advantage of visibility to abutting rights of way, including Ashburn Village Boulevard and the planned Romans Road. Transportation circulation is extremely important to the proposed site's design, and access and egress points have been well articulated and provide a smooth transition between the R-16 residential uses to the north, and the non-residential, institutional uses to the south and west.

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#### VI. Transportation Access

The Morley Corner site is located only five miles from Washington Dulles International Airport, a major hub for domestic and international air travel with 11 domestic legacy and low fare carriers and 22 international carriers which provide air service throughout the world. The Virginia Department of Transportation is completing \$200 million in roadway improvements to Route 28, including 15 new interchanges; more than 100,000 cars use the segment of Route 28, just north of the Dulles Toll Road and two miles from Morley Corner, and an estimated 200,000 cars will travel that same segment by 2012. Several major roadways are accessible from the site and include Ashburn Village Boulevard, Waxpool Road, Routes 28 and 7 and The Dulles Greenway/Toll Road, the primary east/west connector to Tysons Corner, Reston and Herndon to the east and Leesburg to the west

This site enjoys more than 1,200 square feet of frontage along Ashburn Village Boulevard, which provides direct access to the Dulles Greenway/Toll Road (Route 267) and Waxpool Road. Waxpool Road is located to the south of the site and transports vehicles to major employment centers, including the headquarters campus for AOL. Route 28 is located to the east of Morley Corner, and it is a primary state highway that traverses the counties of Loudoun, Fairfax, Prince William and Fauquier in the Commonwealth of Virginia. Other major roadways proximate to the site include Route 7, a major Virginia state highway and busy commuter route which travels northwest from downtown Alexandria, south, to downtown Winchester. Its route largely parallels those of the Potomac River and the Washington and Old Dominion Trail.

In addition to superior roadway access, the site will eventually benefit the Metrorail's expansion from East Falls Church to Dulles Airport. Once complete, the Metro will extend through Tysons Corner to Reston, Herndon and ending at Dulles Airport. The second phase, which will bring Metrorail to Dulles Airport is expected to be complete by 2015 and will benefit the Loudoun County market with two stations located along the Greenway at the intersection of Route 606 and Route 772 (Ryan Road). The future Route 772 ground level station will service Morley Corner and will be located less than one mile away. This station will include two entrances, a pedestrian bridge crossing the Dulles Greenway and parking for 3,300 cars.

## VIII. Trade Area Competition

Morley Corner is located in an areas serviced by a multitude of larger regional shopping centers, including Ryan Park Center, Broadlands Marketplace, Ashburn Town Square, Ashburn Crossing and Dulles Town Center.

#### Shoppes at Ryan Park/Ryan Park Center

The Shoppes at Ryan Park include 93,531 square feet of retail with major retailers including Giant Food, Panera Bread, and Home Depot. The center opened October 2006.

Over 8,800 approved residential units are within half-mile of the center, and over 1.8M SF of office space is approved next to Home Depot. The Shoppes at Ryan Park has significant visibility on the 55,000 per-day Dulles Greenway. The Shoppes at Ryan Park is situated in the middle of Ryan Park Center, a mixed-use development consisting of The Home Depot, BeanTree Learning, a restaurant park and a 150,000 square- foot flex-office park. Additionally, Ryan Park Center is adjacent to Market Square at Loudoun Station, a 50-acre development that will one day operate as Ashburn's "New Downtown" and will include a future metro stop, up to 1,500 upscale condominiums and over 1 million square feet of Class-A office space.

#### **Broadlands Marketplace**

Located one mile from the site, on the opposite side of Dulles Greenway at the intersection of Mooreview Parkway and Wynridge Drive is Broadlands Marketplace. Anchored by Harris Teeter gourmet supermarket, the 113,000 square foot neighborhood shopping center also offers a Walgreens, McDonalds, Bank of America, Taco Bell and Glory Days Grill.

#### Ashburn Town Square Shopping Center

Located to the north of the site, Ashburn Town Square has over 76,000 square feet of neighborhood goods and services. The center is anchored by CVS and Bloom. Other tenants include: Ashburn Bagel Shop, Great Clips, Cingular, Exxon, GNC, and Jiffy Lube.

#### **Ashburn Crossroads**

To the north of Morley Corner is Ashburn Crossroads, a 25 acre mixed used commercial project located at Ashburn Village Blvd and Farmwell Rd. Retail pad sites including SunTrust, 7-11, and Suds Carwash, four office condominium buildings and PNC Bank, and the construction of a retail/restaurant park. Eateries include Potbelly Sandwich Works, IHOP, Bertucci's, Fuddruckers and Starbucks. Future Phase 4 will include Crossroads Overlook, a 57,000 square foot "Class A" office building.

#### **Dulles Town Center**

Only five miles from the site, Dulles Town Center is a 1.4 million square foot mall and mixed-use development, and includes the department stores Macy's, Nordstrom's and Lord and Taylor, along with an assortment of national retailers including Abercrobie & Fitch, Ann Taylor and Old Navy. Service retailers, restaurants and home goods stores also populate the center and include such names as Bubbles Hair Salon, Macaroni Grill, Ben & Jerry's and Haverty's.

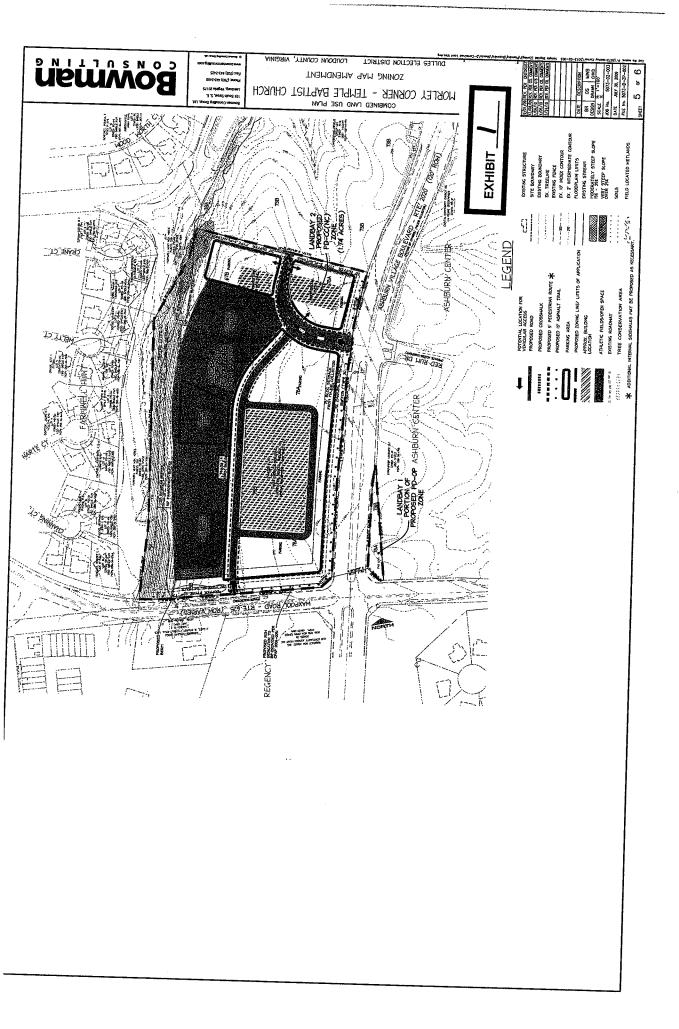
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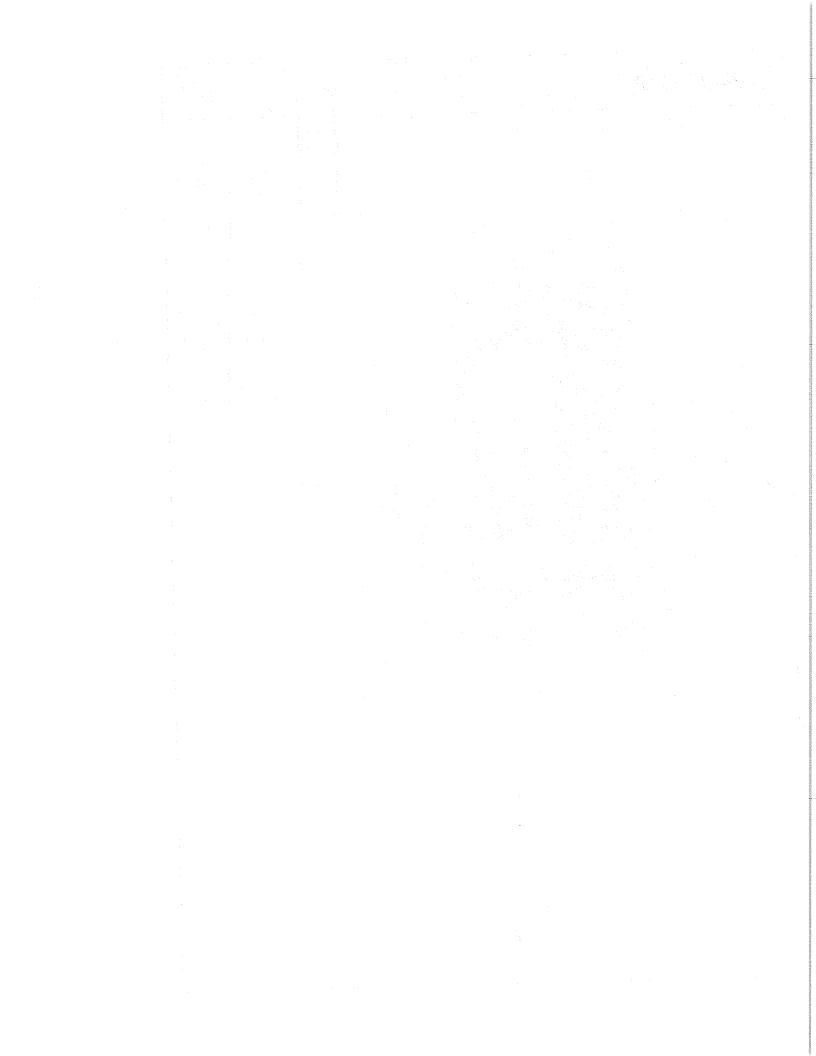
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## IX. Conclusion

The proposed Morley Corner PD-CC-NC pad site will provide a retail amenity for surrounding residents and attendees of Temple Baptist Church. While larger shopping centers located nearby would otherwise compete with the previously-approved Morley Corner office/retail development, neighborhood retail uses that are easily accessible to surrounding residents and users of the proposed Temple Baptist Church are lacking.

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## Section 4-200 PD-CC Planned Development - Commercial Center.

4-201

Purpose. These districts are created to permit the development of neighborhood, community, and regional shopping centers in scale with surrounding market areas, at locations recommended in the Loudoun County Comprehensive Plan. These shopping centers shall serve areas not already conveniently and adequately provided with commercial and service facilities of the kind proposed. It is intended to permit the establishment of such districts with carefully organized buildings, service areas, parking areas and landscaped open space; with design features which reduce traffic; and with design, landscaping and buffers which protect property values in surrounding neighborhoods. Development-Commercial Centers shall provide a broad range of facilities and services appropriate to the general need of the area served. Within the broad classification of Planned Development- Commercial Center, several separate types of shopping centers are identified. The type of center appropriate to any specific location shall be determined by the market served; the proximity and access provided to residential districts; and consistency with the Comprehensive Plan.

## 4-202 Purpose, Size and Location of Individual Districts.

- (A) Neighborhood Center (NC). This district is established to permit the development of small scale commercial centers which serve the convenience needs of residential neighborhoods immediately adjacent to or within walking distance of the center. Neighborhood centers shall be located on local access or two lane minor collector roads, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped, each district shall be a minimum of 1.5 acres and a maximum of six (6) acres in area. This district is intended to have a mix of uses of which no one use shall exceed 5000 square feet or 50% of the gross floor area of the center, whichever is less, without special exception approval.
- (B) Community Center (CC). This district is established to permit the development of commercial centers which serve the retail shopping needs of the surrounding community. Community centers are centrally located on collector roads within a ten (10) minute drive to the community it is intended to serve. Such centers shall be sited so as to complement the character of the surrounding community, to include appropriate pedestrian linkages with adjacent land uses, and shall be designed, landscaped and buffered so as to be compatible with neighboring development.

When mapped such district shall be a minimum of six (6) acres and a maximum of twenty (20) acres in area.

- (C) Small Regional Center (SC). This district is established to permit the development of small regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community. Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of twenty (20) acres and a maximum of sixty (60) acres.
- (D) Regional Center (RC). This district is established to permit the development of large scale commercial centers which provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market. Transportation facilities, public services, and site design shall be carefully planned so as to insure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area. This district may be mapped in specific locations provided in the Comprehensive Plan. When mapped, this district shall be located with controlled access to arterial roads, and shall be a minimum of sixty (60) acres.
- **4-203 Permitted Uses.** The following uses shall be permitted in each type of shopping center subject to the requirements and limitations of these regulations.

#### (A) Neighborhood Center.

- (1) Adult day care center.
- (2) Bank or financial institution, pursuant to Section 5-659.
- (3) Child care center, pursuant to Section 5-609.
- (4) Convenience food store without gas pumps, pursuant to Section 5-617.
- (5) Personal service establishment.
- (6) Pharmacy, pursuant to Section 5-659.
- (7) Recycling drop-off collection center, small, pursuant to 5-607(A).

- (8) Restaurant.
- (9) Community center.
- (10) Office, administrative, business, professional, medical and dental, not to exceed 20% of the gross floor area of the neighborhood center.
- (11) Agriculture, horticulture, forestry, and fishery.
- (12) Art gallery.
- (13) Business service establishment.
- (14) Commuter parking lot.
- (15) Facility for lessons in dance, gymnastics, judo, and sports training.
- (16) Food store.
- (17) Health and fitness center.
- (18) Home service establishment.
- (19) Medical care facility, outpatient only.
- (20) Park.
- (21) Post office, drop off and pick up.
- (22) Restaurant, carry-out only.
- (23) Retail sales establishment.
- (24) Studio space artist, crafts person, writer, etc.
- (25) Utility substation, dedicated.
- (26) Water pumping station.
- (27) Printing service.
- (28) Sewage pumping station.
- (29) Construction retail establishment.

- (30) Telecommunications antenna, pursuant to Section 5-618(A).
- (31) Training Facility, accessory to a permitted or special exception use.
- (32) Interactive Science & Technology Center.

## (B) Community Center.

- (1) All uses permitted in a Neighborhood Center, excluding: the following:
  - (a) Construction retail establishment.
- (2) Theater, indoor.
- (3) Bowling alley.
- (4) Library.
- (5) Recreation establishment, indoor.
- (6) Restaurant, dinner theatre.
- (7) Private club or lodge.
- (8) Public utility service center, without outdoor storage.
- (9) Radio and television recording studio.

#### (C) Small Regional Center.

- (1) All uses permitted in a Neighborhood or Community Center, including a Construction retail establishment.
- (2) Motor vehicle sales and accessory service.
- (3) Car Wash.
- (4) Motor vehicle service and repair, light.
- (5) Restaurant, with drive-through facility.
- (6) Restaurant, carry-out only.

- (7) Motorcycle or ATV sales, rental, repair and associated service.
- (8) Training Facility.

## (D) Regional Center.

- (1) Office, administrative, business and professional, medical and dental, but not to exceed twenty percent (20%) of the gross floor area of the regional center.
- (2) All uses permitted in a Neighborhood or Community Center, including a Construction retail establishment, but excluding the following:
  - (a) Home service establishment.
- (3) Motor vehicle service and repair, light.
- (4) Car wash.
- (5) Restaurant, with drive-through facility.
- (6) Restaurant, carry-out only.
- (7) Training Facility.
- 4-204 Special Exception Uses. The following uses may be permitted by the Board of Supervisors, and if approved, may be subject to certain conditions, pursuant to Section 6-1300.

#### (A) Neighborhood Center.

- (1) Any one permitted use in excess of 5,000 sq.ft. in gross floor area.
- (2) Any one permitted use which exceeds fifty percent (50%) of the gross floor area of the neighborhood center in which it is located.
- (3) Any compatible use which serves the immediate neighborhood and is not a use already listed for any district in the Zoning Ordinance.
- (4) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.

- (5) Automotive service station.
- (6) Outdoor sales area, accessory.
- (7) Recreation establishment, indoor.
- (8) Fire and/or rescue station.
- (9) Mass transit facilities and stations.
- (10) Public utility service center, without outdoor storage.
- (11) Veterinary service.
- (12) Animal hospital or day care center for pets.
- (13) Water storage tank.
- (14) Water treatment plant.
- (15) Sewage treatment plant.
- (16) Crematorium.
- (17) Car wash, accessory to a convenience food store, pursuant to Section 5-617.
- (18) Police station.
- (19) Office, administrative, business, professional, medical and dental in excess of 20% of the gross floor areas of the neighborhood center.
- (20) Training Facility.

#### (B) Community Center.

- (1) Any compatible use which serves the surrounding community and is not a use already listed for any district in the Zoning Ordinance.
- (2) Automobile service station.
- (3) Office, administrative, business, professional, medical and dental, in excess of twenty percent (20%) of the total floor space of the community center.

- (4) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (5) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (6) Outdoor sales area, accessory.
- (7) Fire and/or rescue station.
- (8) Mass transit facilities and stations.
- (9) Restaurant, with drive-through facilities.
- (10) Veterinary service.
- (11) Animal hospital.
- (12) Sewage treatment plant.
- (13) Water treatment plant.
- (14) Water storage tank.
- (15) Crematorium.
- (16) Construction retail establishment.
- (17) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (18) Police station.
- (19) Training Facility.

## (C) Small Regional Center.

- (1) Same as Community Center, excluding the following:
  - (a) Construction retail establishment.
- (2) Kennel, Indoor, pursuant to Section 5-606.
- (3) Hotel/Motel, pursuant to Section 5-611.
- (4) Motor vehicle rental, with outdoor storage only.

#### (D) Regional Center.

(1) Same as Small Regional Center.

## 4-205 Lot Requirements.

- (A) Size. No minimum.
- (B) Width. No minimum.
- (C) Yards. The following perimeter yard minimums shall be provided for each type of commercial center:
  - (1) Adjacent to Roads.
    - (a) Neighborhood Center (NC). No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (25) feet to any road right-of-way, however if a structure's front entrance faces the street without an intervening parking area, the depth of such yard may be reduced to thirteen (13) feet except as provided in Section 4-206(E).
    - (b) Community Center (CC). No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (35) feet to any road right-of-way, except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
    - (c) Small Regional Center (SC). No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (35) feet to any road right-of-way, except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
    - (d) Regional Center (RC). No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (50) feet

to any road right-of-way, except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.

- (2) Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses. (All Centers) No building, parking, outdoor storage, areas for collection of refuse or loading area shall be permitted closer than (100) feet to any agriculture districts, any existing or planned residential district, or land bays allowing residential uses. No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas.
- (3) Adjacent to Other Nonresidential Districts. Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.

## 4-206 Building Requirements.

- (A) Lot Coverage. No maximum.
- (B) Floor Area Ratio. .40 maximum with surface parking lots; .60 maximum if parking structures are provided; 2.0 maximum on individual lots within a commercial center, provided the commercial center is developed in accordance with a proffered concept development plan which limits the maximum overall FAR of the center to no more than .40 FAR.
- (C) Building Height. No building in any commercial center shall exceed forty five (45) feet; except that in small regional and regional centers a building may be erected to a maximum of 50 feet in a Small Regional Center and 100 feet in a Regional Center district if it is set back from public streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the forty five (45) foot limit.

- (D) Vehicular Access. Primary access shall be prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods. Each commercial center shall provide a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major cartways, and provides other on and off-site improvements to enhance pedestrian and vehicular circulation. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic. In addition, each commercial center shall provide convenient and coordinated vehicular access to public roadways only as follows:
  - (1) Neighborhood Centers. Local access roads.
  - (2) Community Centers. Collector roads.
  - (3) Small Regional Centers. Major collector roads.
  - (4) Regional Centers. Controlled access onto arterial roads.
- (E) Development Setback and Access from Major Roads. In designing a planned shopping center development, the requirements of Section 5-900 shall be observed.
- (F) Pedestrian Access.
  - (1) Pedestrian Circulation Plan. Each commercial center shall provide a pedestrian circulation plan identifying improvements that accomplish the following:
    - (a) Minimizes conflict between pedestrians and moving motor vehicles.
    - (b) Channelizes pedestrian flows to crossing areas and delineates paths across major cartways, such as striping and signage; and
    - (c) Connects internal pedestrian walkways to existing walkways and/or makes provision for connecting to future site walkways.
  - (2) In addition, each type of commercial center should be established with the following pedestrian facilities:

- (a) Neighborhood Center. Walkways shall provide a convenient and safe access to surrounding residential neighborhoods, stores and shops.
- (b) Community Center. Walkways shall provide convenient and safe access from adjacent residential or commercial areas to the center.
- (c) Small Regional and Regional Center. Each center shall provide a pedestrian circulation plan that includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas to shopping areas.

#### 4-207 Use Limitations.

- (A) Accessory Structures and Uses. As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuters shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (B) Landscaped Open Space. Minimum landscaped open space shall not be less than .20 times the buildable area of the commercial center.
- (C) Site Planning External Relationships. Commercial and service uses and structures and their parking areas shall be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.
  - (1) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses.
  - (2) At principal vehicular access points, service drives, and turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector

- or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.
- (3) For individual lots subdivided within a commercial center that is developed in accordance with a proffered concept development plan, the buffer and screening requirements of Section 5-1400 shall apply only to the perimeter area of the center and shall not be applicable internally between uses on adjacent lots developed within the center.
- (D) Site Planning Internal Relationships. Commercial buildings shall be so grouped in relation to parking areas that after customers arriving by automobile enter the center, establishments can be visited with a minimum of internal automotive movement. Facilities and access routes for shopping center deliveries, servicing and maintenance shall, so far as reasonably practicable, be separated from customer access routes and parking areas. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles, shall be so located and arranged as to minimize interference with pedestrian traffic within the center.
  - (1) All utility distribution lines located on PD-CC designated land shall be placed underground.
  - (2) Commercial and service uses and structures and their parking areas shall be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.
  - (3) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
  - (4) At principal vehicular access points, service drives, turnout lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no

- vehicular entrance or exits, shall be counted as part of any required landscaped area.
- (5) For individual lots subdivided within a commercial center that is developed in accordance with a proffered concept development plan, the buffer and screening requirements of Section 5-1400 shall apply only to the perimeter area of the center to buffer adjacent public roads and properties and shall not be applicable internally between uses on adjacent lots developed within the center.
- (E) Outdoor Storage. Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.

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## **Page Author**

#### **Page Revisions**

21 June, 2010 @ 12:53 by admin

21 June, 2010 @ 12:53 by admin

21 June, 2010 @ 12:52 by admin

21 June, 2010 @ 12:51 by admin

21 June, 2010 @ 12:27 by admin

## Census Bureau

<u>DP-1. Profile of General Demographic Characteristics: 2000</u>
Data Set: <u>Census 2000 Summary File 1 (SF 1) 100-Percent Data</u>
Geographic Area: **20147 5-Digit ZCTA** 

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <a href="http://factfinder.census.gov/home/en/datanotes/expsf1u.htm">http://factfinder.census.gov/home/en/datanotes/expsf1u.htm</a>.

Subject	Number	Percen
Total population	29,767	100.0
SEX AND AGE		
Male	14,645	49.2
Female	15,122	50.8
Under 5 years	0.000	40.5
5 to 9 years	3,638 3,148	12.2 10.6
10 to 14 years	2,266	7.6
15 to 19 years	1,286	4.3
20 to 24 years	1,056	3.5
25 to 34 years	6,062	20.4
35 to 44 years	7,153	24.0
45 to 54 years	3,026	10.2
55 to 59 years	763	2.6
60 to 64 years	410	1.4
65 to 74 years	597	2.0
75 to 84 years	318	1.1
85 years and over	44	0.1
Median age (years)	31.5	(X)
18 years and over	19.774	66.4
Male	9,609	32.3
Female	10,165	34.1
21 years and over	19,274	64.7
62 years and over	1,182	4.0
65 years and over	959	3.2
Male	367	1.2
Female	592	2.0
RACE		
One race	29,027	97.5
White	24,656	82.8
Black or African American	1,988	6.7
American Indian and Alaska Native	56	0.2
Asian	1,856	6.2
Asian Indian	631	2.1
Chinese	278	0.9
Filipino	211	0.7
Japanese	42	0.1
Korean	232	0.8
Vietnamese	157	0.5
Other Asian <sup>1</sup>	305	1.0
Native Hawaiian and Other Pacific Islander	5	0.0
Native Hawaiian	4	0.0
Guamanian or Chamorro	1	0.0
Samoan	0	0.0
Other Pacific Islander <sup>2</sup>	0	0.0

Subject Some other race	Number 466	Percen
Two or more races	740	2.5
Race alone or in combination with one or more other races <sup>3</sup> White		
Black or African American	25,305	85.0
American Indian and Alaska Native	2,223	7.5
Asian	2,163	7.3
Native Hawaiian and Other Pacific Islander	33	0.1
Some other race	706	2.4
HISPANIC OR LATINO AND RACE		
Total population	29,767	100.0
Hispanic or Latino (of any race)	1,352	4.5
Mexican Puerto Rican	233	0.8
Cuban	215	0.7
Other Hispanic or Latino	86 818	0.3
Not Hispanic or Latino	28,415	2.7 95.5
White alone	23,860	80.2
RELATIONSHIP		
Total population	29,767	100.0
in households	29,767	100.0
Householder	10,310	34.6
Spouse	6,816	22.9
Child	10,592	35.6
Own child under 18 years Other relatives	9,732	32.7
Under 18 years	877	2.9
Nonrelatives	207 1,172	0.7 3.9
Unmarried partner	456	1.5
n group quarters	0	0.0
Institutionalized population	0	0.0
Noninstitutionalized population	- 0	0.0
HOUSEHOLDS BY TYPE		<del></del>
Total households	10,310	100.0
Family households (families)	7,768	75.3
With own children under 18 years	5,139	49.8
Married-couple family With own children under 18 years	6,816	66.1
Female householder, no husband present	4,470 705	43.4
With own children under 18 years	519	6.8 5.0
Nonfamily households	2,542	24.7
Householder living alone	1,871	18.1
Householder 65 years and over	259	2.5
louseholds with individuals under 18 years	5,256	51.0
louseholds with individuals 65 years and over	743	7.2
Average household size	2.89	(X)
Average family size	3.35	(X)
HOUSING OCCUPANCY		
Total housing units	10,777	100.0
Occupied housing units	10,310	95.7
/acant housing units	467	4.3
For seasonal, recreational, or occasional use	40	0.4
lomeowner vacancy rate (percent)	2.1	
Rental vacancy rate (percent)	5.4	(X)
N. T.	0.4	(X)

Subject HOUSING TENURE	Number	Percent
Occupied housing units	10,310	100.0
Owner-occupied housing units	8,517	82.6
Renter-occupied housing units	1,793	17.4
Average household size of owner-occupied unit	3.00	(X)
Average household size of renter-occupied unit	2.34	(X)

http://factfinder.census.gov/servlet/QTTable?\_bm=y&-geo\_id=86000US20147&-qr\_name... 6/21/2010

<sup>(</sup>X) Not applicable

1 Other Asian alone, or two or more Asian categories.

2 Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3 In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race. Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

# U.S. Census Bureau American FactFinder

DP-2. Profile of Selected Social Characteristics: 2000
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: 20147 5-Digit ZCTA

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <a href="http://factfinder.census.gov/home/en/datanotes/expsf3.htm">http://factfinder.census.gov/home/en/datanotes/expsf3.htm</a>.

Subject	Number	Percen
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	8,802	100.
Nursery school, preschool	1,191	13.
Kindergarten	636	7.3
Elementary school (grades 1-8)	4,196	47.
High school (grades 9-12)	1,163	13.
College or graduate school	1,616	18.4
EDUCATIONAL ATTAINMENT		
Population 25 years and over	19 260	400
Less than 9th grade	18,360	100.0
9th to 12th grade, no diploma	142	0.8
High school graduate (includes equivalency)	293	1.6
Some college, no degree	2,025	11.0
Associate degree	3,597	19.6
Associate degree Bachelor's degree	1,181	6.4
Graduate or professional degree	7,840 3,282	42.7 17.9
Percent high school graduate or higher	97.6	(X
Percent bachelor's degree or higher	60.6	(X
MARITAL STATUS		
Population 15 years and over	20,676	100.0
Never married	4,091	19.8
Now married, except separated	14,334	69.3
Separated	351	1.7
Widowed	476	2.3
Female	433	2.1
Divorced	1,424	6.9
Female	906	4.4
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	349	100.0
Grandparent responsible for grandchildren	41	11.7
VETEDAN OTATIO		
VETERAN STATUS		
Civilian population 18 years and over Civilian veterans	19,654	100.0
Civillan Veterans	2,539	12.9
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	6,723	100.0
With a disability	323	4.8
Population 21 to 64 years	18,177	100.0
Vith a disability	1,356	7.5
Percent employed	77.9	(X)
No disability	16,821	92.5

Subject Percent employed	Number 83.9	Percen (X
Population 65 years and over	1,020	100.0
With a disability	285	27.9
RESIDENCE IN 1995		
Population 5 years and over	26,021	100.0
Same house in 1995	6,952	26.7
Different house in the U.S. in 1995	17,725	68.1
Same county	4,409	16.9
Different county	13,316	51.2
Same state	6,806	26.2
Different state	6,510	25.0
Elsewhere in 1995	1,344	5.2
NATIVITY AND PLACE OF BIRTH		
Total population	29,696	100.0
Native	26,405	88.9
Born in United States State of residence	25,679	86.5
Different state	8,688	29.3
Born outside United States	16,991	57.2
Foreign born	726 3.291	2.4 11.1
Entered 1990 to March 2000	1,677	5.6
Naturalized citizen	1,345	4.5
Not a citizen	1,946	6.6
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	3,291	100.0
Europe	599	18.2
Asia	1,527	46.4
Africa	162	4.9
Oceania	72	2.2
Latin America	673	20.4
Northern America	258	7.8
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	26,021	100.0
English only	22,236	85.5
Language other than English	3,785	14.5
Speak English less than 'very well	900	3.5
Spanish	1,185	4.6
Speak English less than "very well"  Other Indo-European languages	398	1.5
Speak English less than "very well"	1,468	5.6
Asian and Pacific Island languages	254 897	1.0 3.4
Speak English less than "very well"	236	0.9
ANCESTRY (single or multiple)		
Total population	29,696	100.0
Total ancestries reported	35,122	118.3
Arab	205	0.7
Czech¹	171	0.6
Danish	61	0.2
Dutch	375	1.3
English	3,959	13.3
French (except Basque) <sup>1</sup>	768	2.6
French Canadian <sup>1</sup>	272	0.9
German Greek	5,807	19.6
Hungarian	188	0.6
rish <sup>1</sup>	265 5,054	0.9
talian	2,791	17.0
	2,/31	9.4

Subject	Number	Percent
Lithuanian	91	0.3
Norwegian	246	0.8
Polish	1,131	3.8
Portuguese	134	0.5
Russian	370	1,2
Scotch-Irish	496	1.7
Scottish	984	3.3
Slovak	176	0.6
Subsaharan African	159	0.5
Swedish	319	1.1
Swiss	189	0.6
Ukrainian	111	0.4
United States or American	1,805	6.1
Welsh	314	1.1
West Indian (excluding Hispanic groups)	101	0.3
Other ancestries	8,580	28.9

Language Code List (PDF 17KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

<sup>(</sup>X) Not applicable.

1 The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Ancestry Code List (PDF 35KB)

Place of Birth Code List (PDF 74KB)



<u>DP-3. Profile of Selected Economic Characteristics: 2000</u>
Data Set: <u>Census 2000 Summary File 3 (SF 3) - Sample Data</u>

Geographic Area: 20147 5-Digit ZCTA

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <a href="http://factfinder.census.gov/home/en/datanotes/expsf3.htm">http://factfinder.census.gov/home/en/datanotes/expsf3.htm</a>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	20,332	100.0
In labor force	16,272	80.0
Civilian labor force	16.171	79.5
Employed	15,942	78.4
Unemployed	229	1.1
Percent of civilian labor force	1.4	(X)
Armed Forces	101	0.5
Not in labor force	4,060	20.0
Females 16 years and over	10,428	100.0
In labor force	7,203	69.1
Civilian labor force	7,196	69.0
Employed	7,071	67.8
Own children under 6 years	4,430	100.0
All parents in family in labor force	2,174	49.1
COMMUTING TO WORK		
Workers 16 years and over	15,819	100.0
Car, truck, or van – drove alone	13,313	84.2
Car, truck, or van carpooled	1,272	8.0
Public transportation (including taxicab)	242	1.5
Walked	106	0.7
Other means	124	0.8
Worked at home	762	4.8
Mean travel time to work (minutes)	30.9	(X)
Employed civilian population 16 years and over	15,942	100.0
OCCUPATION		
Management, professional, and related occupations	9,715	60.9
Service occupations	1,209	7.6
Sales and office occupations	3,816	23.9
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	537	3.4
Production, transportation, and material moving occupations	665	4.2
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	11	0.1
Construction	645	4.0
Manufacturing	1,027	6.4
Wholesale trade	515	3.2
Retail trade	1,182	7.4
Transportation and warehousing, and utilities	903	5.7
Information	2,140	13.4
Finance, insurance, real estate, and rental and leasing	1,203	7.5
Professional, scientific, management, administrative, and waste management services	3,456	21.7
Educational, health and social services	2,005	12.6

Subject Arts, entertainment, recreation, accommodation and food services	Number 856	Percen
Other services (except public administration)	707	4.
Public administration	1,292	8.
CLASS OF WORKER		<del></del>
Private wage and salary workers	12,734	79.
Government workers	2,653	16.0
Self-employed workers in own not incorporated business	544	3.4
Unpaid family workers	11	0.
INCOME IN 1999		
Households	10,300	100.
Less than \$10,000	51	0.9
\$10,000 to \$14,999	79	.0.
\$15,000 to \$24,999	318	3.1
\$25,000 to \$34,999	430	4.2
\$35,000 to \$49,999	1,001	9.7
\$50,000 to \$74,999	2,030	19.7
\$75,000 to \$99,999	2,211	21.5
\$100,000 to \$149,999	2,725	26.5
\$150,000 to \$199,999	890	8.6
\$200,000 or more	565	5.5
Median household income (dollars)	88,133	(X)
With earnings	9,909	96.2
Mean earnings (dollars)	98,063	(X)
With Social Security income	884	8.6
Mean Social Security income (dollars)	10,478	(X)
With Supplemental Security Income	76	0.7
Mean Supplemental Security Income (dollars)	5,868	(X)
With public assistance income	53	0.5
Mean public assistance income (dollars)	7,123	(X)
With retirement income	1,083	10.5
Mean retirement income (dollars)	30,106	(X)
Families		
Less than \$10,000	7,837	100.0
\$10,000 to \$14,999	47	0.6
\$15,000 to \$14,999 \$15,000 to \$24,999	28	0.4
\$25,000 to \$24,999 \$25,000 to \$34,999	173	2.2
\$35,000 to \$49,999	231	2.9
\$50,000 to \$74,999	504	6.4
	1,420	18.1
\$75,000 to \$99,999	1,798	22.9
\$100,000 to \$149,999	2,342	29.9
\$150,000 to \$199,999	780	10.0
\$200,000 or more	514	6.6
Median family income (dollars)	95,767	(X)
Per capita income (dollars)	35,714	(X)
Median earnings (dollars):		
Male full-time, year-round workers	68,364	(X)
emale full-time, year-round workers	42,257	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	93	(X)
Percent below poverty level	(X)	1.2
Vith related children under 18 years	75	(X)
Percent below poverty level	(X)	1.4
With related children under 5 years	41	(X)
Percent below poverty level	(X)	1.5
Families with female householder, no husband present		
Percent below poverty level	25	(X)
Leideur heiom hoverrà iengi	(X)	3.8

Subject	Number	Percent
With related children under 18 years	25	(X)
Percent below poverty level	(X)	4.8
With related children under 5 years	6 .	(X)
Percent below poverty level	(X)	4.9
Individuals	467	(X)
Percent below poverty level	(X)	1.6
18 years and over	303	(X)
Percent below poverty level	(X)	1.5
65 years and over	0	(X)
Percent below poverty level	(X)	0.0
Related children under 18 years	137	(X)
Percent below poverty level	(X)	1.4
Related children 5 to 17 years	86	(X)
Percent below poverty level	(X)	1.4
Unrelated individuals 15 years and over	148	(X)
Percent below poverty level	(X)	4.2

(X) Not applicable.

Detailed Occupation Code List (PDF 42KB)

Detailed Industry Code List (PDF 44KB)

User note on employment status data (PDF 63KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

## U.S. Census Bureau American FactFinde

DP-4. Profile of Selected Housing Characteristics: 2000
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: 20147 5-Digit ZCTA

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <a href="http://factfinder.census.gov/home/en/datanotes/expsf3.htm">http://factfinder.census.gov/home/en/datanotes/expsf3.htm</a>.

Subject	Number	Percen	
Total housing units	10,777	100.	
UNITS IN STRUCTURE			
1-unit, detached	4,623	42.	
1-unit, attached	4,020	37.	
2 units	13		
3 or 4 units	41		
5 to 9 units	389	0. 3.	
10 to 19 units	1,185		
20 or more units	506	11. 4.	
Mobile home	308		
Boat, RV, van, etc.		0. 0.	
boat, ive, van, co.	0	<u> </u>	
YEAR STRUCTURE BUILT			
1999 to March 2000	1,831	17.	
1995 to 1998	4,054	37.	
1990 to 1994	3,337	31.	
1980 to 1989	1,292	12.	
1970 to 1979	65	0.	
1960 to 1969	16	0.	
1940 to 1959	102	0.	
1939 or earlier	80	0.	
ROOMS 1 room			
	45	0.4	
2 rooms 3 rooms	164	1.5	
4 rooms	604	5.0	
5 rooms	761	7.	
6 rooms	896	8.3	
	1,383	12.8	
7 rooms	1,848	17.1	
8 rooms	1,684	15.6	
9 or more rooms	3,392	31.	
Median (rooms)	7.3	(X	
Occupied Housing Units	10,290	100.0	
YEAR HOUSEHOLDER MOVED INTO UNIT			
1999 to March 2000	3,368	32.7	
1995 to 1998	4,776	46.4	
1990 to 1994	1,687	16.4	
1980 to 1989	405	3.9	
1970 to 1979	17	0.2	
1969 or earlier	37	0.4	
VELIO EO AVAR ADI E			
VEHICLES AVAILABLE			
None	153	1.5	
1	2,464	23.9	
_	5,899	57.3	
2			
2 3 or more	1,774	17.2	

Subject HOUSE HEATING FUEL	Number	Percent
Utility gas	9,213	89.5
Bottled, tank, or LP gas	114	1.1
Electricity	899	8.7
Fuel oil, kerosene, etc.	53	0.5
Coal or coke	0	0.0
Wood	11	0.1
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	0	0.0
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	9	0.1
Lacking complete kitchen facilities	0	0.0
No telephone service	0	0.0
OCCUPANTS PER ROOM		
Occupied housing units	10,290	100.0
1.00 or less	10,085	98.0
1.01 to 1.50	127	1.2
1.51 or more	78	0.8
Specified owner-occupied units	7,499	100.0
VALUE		
Less than \$50,000	19	0.3
\$50,000 to \$99,999	28	0.4
\$100,000 to \$149,999	933	12.4
\$150,000 to \$199,999	2,062	27.5
\$200,000 to \$299,999	2,412	32.2
\$300,000 to \$499,999	1,946	26.0
\$500,000 to \$999,999	99	1.3
\$1,000,000 or more	0	0.0
Median (dollars)	234,300	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	7,338	97.9
Less than \$300	0	0.0
\$300 to \$499	30	0.4
\$500 to \$699	33	0.4
\$700 to \$999	146	1.9
\$1,000 to \$1,499	2,277	30.4
\$1,500 to \$1,999	2,219	29.6
\$2,000 or more	2,633	35.1
Median (dollars)	1,759	(X)
Not mortgaged  Median (dollars)	161 358	2.1
	338	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	1,458	19.4
15 to 19 percent	1,520	20.3
20 to 24 percent	1,611	21.5
25 to 29 percent	1,185	15.8
30 to 34 percent	675	9.0
35 percent or more	1,042	13.9
Not computed	8	0.1
Specified renter-occupied units	1,762	100.0
GROSS RENT		
Less than \$200	10	0.6
\$200 to \$299	9	0.5
\$300 to \$499	11	0.6
\$500 to \$749	40	2.3

Subject	Number	Percent
\$750 to \$999	631	35.8
\$1,000 to \$1,499	791	44.9
\$1,500 or more	241	13.7
No cash rent	29	1.6
Median (dollars)	1,093	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	299	17.0
15 to 19 percent	428	24.3
20 to 24 percent	310	17.6
25 to 29 percent	188	10.7
30 to 34 percent	112	6.4
35 percent or more	389	22.1
Not computed	36	2.0

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94